

# THE LONG & FOSTER MARKET MINUTE™

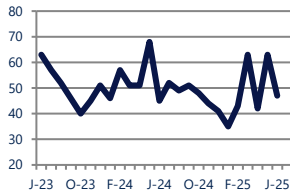
FOCUS ON: **NEWTON, WATERVIEW, AND NORCUM PARK HOUSING MARKET**

JUNE 2025

Zip Code(s): 23704 and 23707

## Units Sold

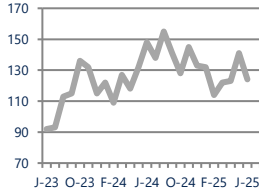
47



**Up 4%**  
Vs. Year Ago

## Active Inventory

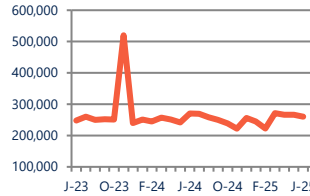
124



**Down -16%**  
Vs. Year Ago

## Median Sale Price

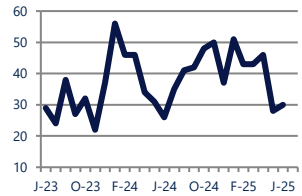
\$260,000



**Down -4%**  
Vs. Year Ago

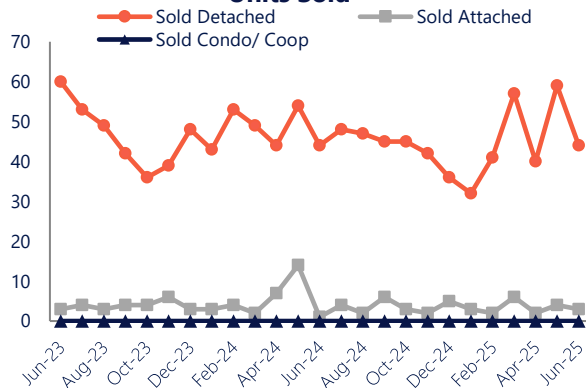
## Days On Market

30



**Up 15%**  
Vs. Year Ago

### Units Sold\*



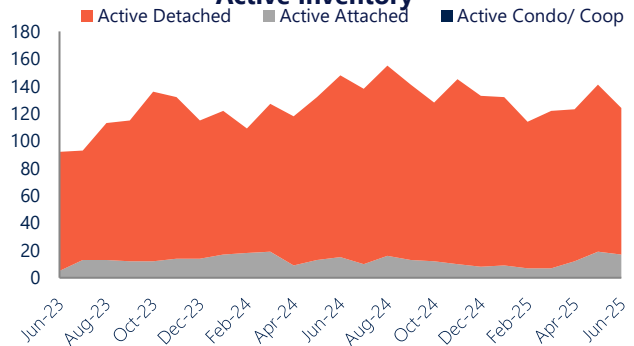
## Units Sold

There was a decrease in total units sold in June, with 47 sold this month in Newton, Waterview, and Norcum Park versus 63 last month, a decrease of 25%. This month's total units sold was higher than at this time last year, an increase of 4% versus June 2024.

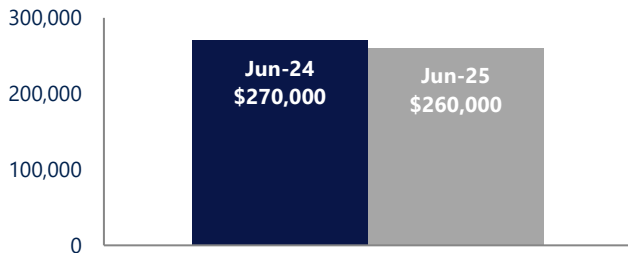
## Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 16%. The total number of active inventory this June was 124 compared to 148 in June 2024. This month's total of 124 is lower than the previous month's total supply of available inventory of 141, a decrease of 12%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Newton, Waterview, and Norcum Park Homes was \$270,000. This June, the median sale price was \$260,000, a decrease of 4% or \$10,000 compared to last year. The current median sold price is 2% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Newton, Waterview, and Norcum Park are defined as properties listed in zip code/s 23704 and 23707.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by REIN and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of REIN or Long & Foster Real Estate, Inc.

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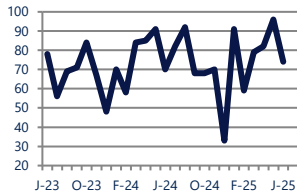
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JUNE 2025

Zip Code(s): 23704 and 23707

## New Listings

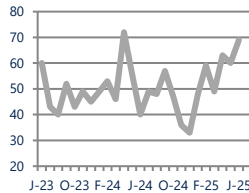
74



**Up 6%**  
Vs. Year Ago

## Current Contracts

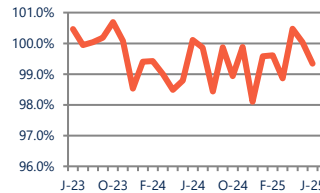
69



**Up 73%**  
Vs. Year Ago

## Sold Vs. List Price

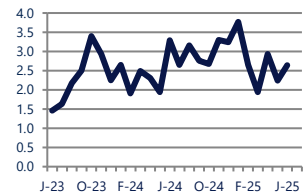
99.3%



**Down -0.8%**  
Vs. Year Ago

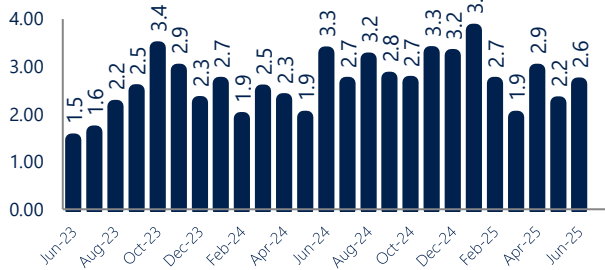
## Months of Supply

2.6



**Down -20%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In June, there was 2.6 months of supply available in Newton, Waterview, and Norcum Park, compared to 3.3 in June 2024. That is a decrease of 20% versus a year ago.

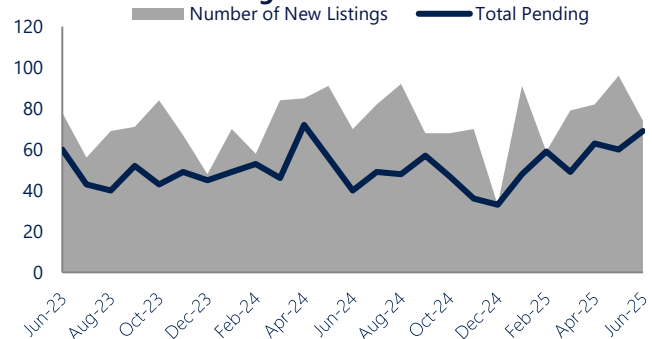
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

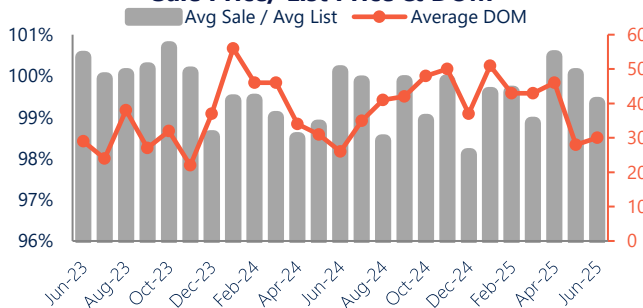
This month there were 74 homes newly listed for sale in Newton, Waterview, and Norcum Park compared to 70 in June 2024, an increase of 6%. There were 69 current contracts pending sale this June compared to 40 a year ago.

The number of current contracts is 73% higher than last June.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In June, the average sale price in Newton, Waterview, and Norcum Park was 99.3% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 26, an increase of 15%.

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